



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

May 17, 2010

1003-PUD-03

PETITION NUMBER:	1003-PUD-03
APPROXIMATE ADDRESS:	4420 East 146 th Street
PETITIONER:	Herman & Kittle Properties, Inc.
REPRESENTATIVE:	Steve Hardin, Baker & Daniels
REQUEST:	Change in zoning of approximately 6.7 acres from the SF-3 District to the Commerce Centre PUD District.
CURRENT ZONING:	SF-3
STAFF REVIEWER:	Kevin M. Todd, AICP
ZONING HISTORY:	None
EXHIBITS:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. TAC Letter4. Petitioner's Proposal5. Neighbor Meeting Report

PETITION HISTORY

This petition was introduced at the February 8, 2010 City Council meeting. It was reviewed at the February 18, 2010 Technical Advisory Committee meeting and received a public hearing at the March 1, 2010 Advisory Plan Commission (the "APC") meeting. Since the public hearing, the petition has been continued so that petitioner could meet with neighbors and revise the plans. It is scheduled to receive a recommendation from the APC at the May 17, 2010 meeting.

PROCEDURAL

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at a previous Advisory Plan Commission meeting. However, in some instances the Advisory Plan Commission (the "APC") may hold a public hearing at this meeting as well. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- The recommendation from the APC to the City Council may be made at the May 17, 2010 APC meeting.

PROJECT DESCRIPTION

The subject property is approximately 6.7 acres in size and is located on the north side of 146th Street, east of the Setters Run subdivision; it is commonly known as 4420 East 146th Street (the "Property"). The Property is bound by Setters Run to the west, a power sub-station to the east, the Bridgewater PUD to the north, and 146th Street to the south. The proposed Planned Unit Development ("PUD") Ordinance permits office and self-storage uses, and it defaults to the General Office District standards.



Summary of PUD Standards

The proposed PUD Ordinance establishes site development and architectural standards for the Property. The proposal modifies some of the lot configuration and setback requirements, in order to meet the spacing needs of the proposed project. Buffering is required along the northern, eastern, and western sides of the Property. The western buffer yard has been designated as an area for tree preservation and will be supplemented with additional plantings where there are significant gaps in tree-covered areas. The PUD Ordinance regulates dumpster locations and establishes screening requirements for dumpsters. Overhead doors are not permitted to face the perimeter of the Property.

The architectural requirements have been enhanced for all façades. All façades facing the perimeter of the property have been designated “Primary Façades”. Primary Façades are required to use brick as the primary material. They are also required to include architectural elements, which add visual interest to the façades. Secondary Façades (meaning those that are not Primary Façades) are limited to a list of permitted materials and are required to be complimentary in color to the Primary Façade.

Summary of modifications since the Public Hearing

The petitioner has met multiple times with neighbors and members of the Setters Run HOA. As a result of these meetings, changes to the PUD Ordinance include:

1. A flipped design of the office area, moving the entrance drive to the eastern side of the property;
2. The prohibition of “Veterinarian Offices” as a permitted use;
3. Standards for tree preservation and a supplemental planting program for the western buffer yard;
4. A tree inventory of the tree preservation area;
5. Increased building setback lines adjacent to Setter’s Run from 40’ to 45’;
6. Enhanced architectural/façade requirements for the Primary Façade of storage buildings; and,
7. Enhanced roof design requirements.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). The proposed project is an infill project between a residential subdivision and a power sub-station. One of the listed Development Policies in the “Existing Suburban” section of the Comprehensive Plan is for compatible infill development as a means to avoid sprawl (p. 38). The proposed project accomplishes this stated policy.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of 146th Street as a “Primary Arterial” (p. 4-20), and recommends a minimum dedication of a seventy-five (75) foot half right-of-way (p. 5-3). The



Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The proposed PUD Ordinance includes a requirement for an eight (8) foot perimeter path along 146th Street.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed PUD Ordinance includes a requirement for an eight (8) foot perimeter path along 146th Street.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Suburban Residential (p. 23). The proposed project is an infill project between a residential subdivision and a power sub-station. One of the listed Development Policies in the "Existing Suburban" section of the Comprehensive Plan is for compatible infill development as a means to avoid sprawl (p. 38). The proposed project accomplishes this stated policy.

2. Current conditions and the character of current structures and uses.

The Property is currently residential in nature and has a moderate amount of vegetation along the property's boundaries. The PUD Ordinance requires the preservation of the tree area along the western property line. The existing residential structure would be removed in order to redevelop the site for office and self-storage uses.

3. The most desirable use for which the land is adapted.

The property is fairly narrow and is located between a residential subdivision and a power sub-station. It is currently zoned for single-family residential, but given the lot size, lot configuration, and proximity to the sub-station, continued residential use is unlikely to occur. Garden-style office and storage facilities traditionally serve as good transitions between residential uses and more intense uses (such as utility sub-stations).



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4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

PROCESS REQUIREMENTS

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	02/02/10	-	Completed
Fees	02/02/10	-	Paid
Legal Description	02/02/10	-	Completed
Consent Form	02/02/10	-	Submitted
Neighbor Meeting	02/04/10 & 02/16/10	-	Held
PUD Ordinance	02/02/10	05/10/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	08/12/09	Completed
Notice - Sign on site	02/19/10	Completed
Notice - Newspaper	02/19/10	Completed
Notice - Mail	02/19/10	Completed

STAFF RECOMMENDATION

Forward a positive recommendation of the presented PUD to the City Council.

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KMT